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MEMORANDUM FOR: Deputy Director for Administration

FROM: Robert W. Magee
Director of Personnel

SUBJECT: Day Care Center

29 MAY 1984

1. As part of the continuing review by the Day Care Center Planning Committee regarding an Agency Day Care Center, Office of Logistics (OL) representatives have developed preliminary cost estimates on the construction of a facility to house the Center. Before we move ahead any further, a decision is needed on whether Agency funds are available for such construction.
2. The estimates, depending on the type of structure, range from \$869,000 for a modular trailer unit to \$1,077,000 for a permanent elementary school-type building. These figures include the cost of installing utilities and building an access road utilizing land near the proposed heliport for the proposed Center. The estimates do not include any furniture, equipment, supplies, staffing, or other start-up costs. There are a number of other items which also must be given consideration in any construction, such as requisite design approvals, environmental impact assessments and a current needs study. A copy of the OL report, providing full details, is attached for your consideration.
3. Before the Planning Committee can proceed any further, they need decisions on whether funding will be provided, and if so, how much. Also a determination should be made as to whether the site for construction noted in the OL Study is approved. The answers will determine what direction the Committee takes on a number of key issues involving the hiring of outside consultants, the need for considering potential alternative locations for a Center, and the type of surveys and assessments which need to be conducted to determine the actual number of children the Center will accommodate.
4. Based upon the Planning Committee members visits to several other Day Care Centers, the cost estimates may be somewhat conservative, however, they represent the best figures available at this time.

Robert W. Magee

Robert W. Magee

Attachment: a/s

STAT OP/SP/ [REDACTED] (23 May 84)

Distribution:

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1 - D/Pers

2 - DD/Pers/SP

1 - each Planning Committee Member

2 MAY 1984

MEMORANDUM FOR THE RECORD

SUBJECT: Proposed Day Care Center

Attached are comments, preliminary estimates, and a conceptual drawing showing the suggested location of the proposed day care center.

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Staff Architect
Real Estate and Construction Division, OL

Attachment

Proposed Day Care Center Project on the Headquarters Compound

The attached is a preliminary cost estimate for construction of a day care center to accommodate 150 children. The number 150 was assumed, based on discussions at the April 24 meeting. Construction costs including required utilities would range from a high of \$1,077,000 to a low of \$869,000 if one of the proposed alternatives is used. This does not include any furniture, equipment, supplies, or staffing.

The attached plan shows the DDA recommended location and how it might be served. Also shown are the required utility lines and their connection points.

Following is a partial list of items that must be given consideration if the project is to proceed:

- a. Design should not be started without the services of a qualified consultant (not yet identified), and should be based on the results of a current need assessment.
- b. Proposed designs will require N.C.P.C. approval. (Time consuming.)
- c. An environmental impact assessment will need to be proposed. (Time consuming. Considerable comment will probably be forthcoming from the surrounding residents.)
- d. Proximity of helicopter pad and proposed approach pattern may not be acceptable from a safety standpoint. An alternate location for either the day care center or the helicopter pad may need to be developed.
- e. Esthetic considerations should be given to the proposed structure. The P&PD Building, the garage facility, outdoor parking shelters and even the salt shed project at a cost of over \$250,000 were done in keeping with the Headquarters Building motif. Pre-engineered steel industrial buildings or prefabricated trailer modules do not perpetuate this theme therefore do not seem to be appropriate for the CIA Headquarters Compound.

DAY CARE CENTER PROJECT ON HQ'S COMPOUND

COST ESTIMATE BY ERIC S. PROJECT ENGR.

FROM MEANS CONSTRUCTION COST DATA

- A) Elementary School (type of structure: permanent)
Total Project Costs \$57.30 SF
- B) Elementary school (type of structure: pre engineered steel
Butler building)
Total Project Costs \$45.00 SF
- C) Trailer (type of structure: portable building, prefab, on
skids 8'x12'xL)
Total Project Costs \$74.00 SF
- D) Trailer (type of structure: modular unit)
Total Project Costs \$40.00 SF

ESTIMATED SQUARE FEET NEEDED FOR 150 CHILDREN

Therefore : 150 CHILDREN x 80 SF/PER CHILD = 12,000 SF

ESTIMATED COST PER TYPE OF STRUCTURE USED ABOVE

- A) 12,000 SF x 57.30 \$/SF = \$687,600.00
- B) 12,000 SF x 45.00 \$/SF = \$540,000.00
- C) 12,000 SF x 74.00 \$/SF = \$888,000.00
- D) 12,000 sf x 40.00 \$/SF = \$480,000.00

PROPOSED SITE LOCATION REQUIRES ADDITIONAL \$389,000.00
UTILITIES INSTALLATION COSTS.

UTILITY ESTIMATE

Done by Tom Fish project engineer 27 Apr. 84

	UNITS	QTY	UNIT PRICE	TOTAL
STEAM & CHILL WATER				
Pipe 3 Steel Schedule 80	LF	5200	\$21.00	\$109200.00
Insulation Calcium Silicate w/ cover	LF	5200	\$8.00	\$41600.00
Welding	EA	260	\$43.00	\$11180.00
Excavation	CY	900	\$3.50	\$3150.00
SUB TOTAL				\$165130.00

SEWAGE				
Pipe 8in. Asbestos Cement	LF	1200	\$8.00	\$9600.00
Excavation	CY	900	\$3.80	\$3420.00
Manhole	EA	8	\$3000.00	\$24000.00
Hookup fee	EA	1	\$3000.00	\$3000.00
SUBTOTAL				\$40020.00

WATER SUPPLY				
Pipe 6in. Steel schedule 40	LF	450	\$54.00	\$24300.00
Excavation	CY	135	\$3.80	\$513.00

SUBTOTAL \$24813.00

Electric High Voltage and Telephone Service

Electrical and Transformers	LF	450	\$75.00	\$33750.00
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Telephone Line		1	\$15000.00	\$15000.00
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SUBTOTAL \$48750.00

Site Work

Access Road, Grading and Paving				\$25000.00
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Contingency				\$85000.00
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GRAND TOTAL				\$388713.00
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